

The History of Torrington Cottage, Finchley,

and some neighbouring properties in Lodge Lane



My Family's Home

by David Pentecost

Acknowledgements, and further reading:

The watercolour painting by Walter Colbert on the front cover was copied in 2013 from www.barnetimagebank.co.uk; (ref: b01022); the original painting is now owned by, and is in the possession of the London Borough of Barnet, whose permission has been granted for its reproduction in this book.

There is a monochrome copy of the same painting printed as illustration 61 in "Finchley & Friern Barnet" by Stewart Gillies & Pamela Taylor, published by Phillimore & Co Ltd., in 1992, ISBN 0 85033 8441, © Barnet Libraries Arts and Museums. That illustration has the following informative caption:-

After the enclosure of Finchley Common, development began slowly at North Finchley, particularly on the strip west of the High Road. One of the first developers was Charles Jaques, who started to build cottages in Lodge Lane from 1824, including Torrington Cottage for himself. This stands on the corner of Church Path, the ancient commonside route from Whetstone to Nether Street (and thus to Church End); its southernmost section is now hidden in Netherfield Street. The picture dates from 1949.

The extracts from original census records from 1841 to 1911 are reproduced from the National Archives, who own the copyright.

Three photographs of the interior of the front door and hallway taken by the GLC are reproduced with permission of the London Metropolitan Archives, City of London.

I am indebted to Bill Tyler for providing information concerning the saving from demolition of Torrington Cottage and neighbouring properties behind it in Lodge Lane, to David Smith, one-time Chairman of Finchley Society for his help, and to Tony Roberts, archivist of Finchley Society in 2013, for carrying out searches for me and providing copies of documents.

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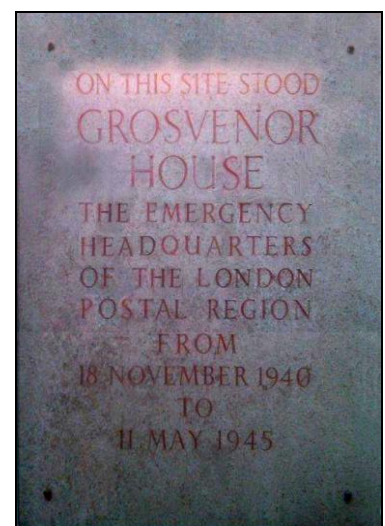
THE HISTORY OF TORRINGTON COTTAGE, FINCHLEY AND SOME NEIGHBOURING PROPERTIES IN LODGE LANE

MY FAMILY'S HOME



This 1925 Aerofilms Ltd photo shows the western end of Lodge Lane.

The road shown in the photo is Lodge Lane, North Finchley, running from the east at the top of the photo to west at the bottom right corner. At this corner, stands Grosvenor House, with a row of trees at the side of its large garden; this house became the emergency headquarters of the London postal region during the second world war. It was demolished in the 1950s and replaced by a Royal Mail sorting office; (see plaque). At the top of Grosvenor House's large garden stands the white-fronted Torrington Cottage, facing westwards down Lodge Lane, its small garden and outhouses on its north side. Behind Torrington Cottage can be seen a row of nine 1820s cottages.



Plan of Torrington Cottage

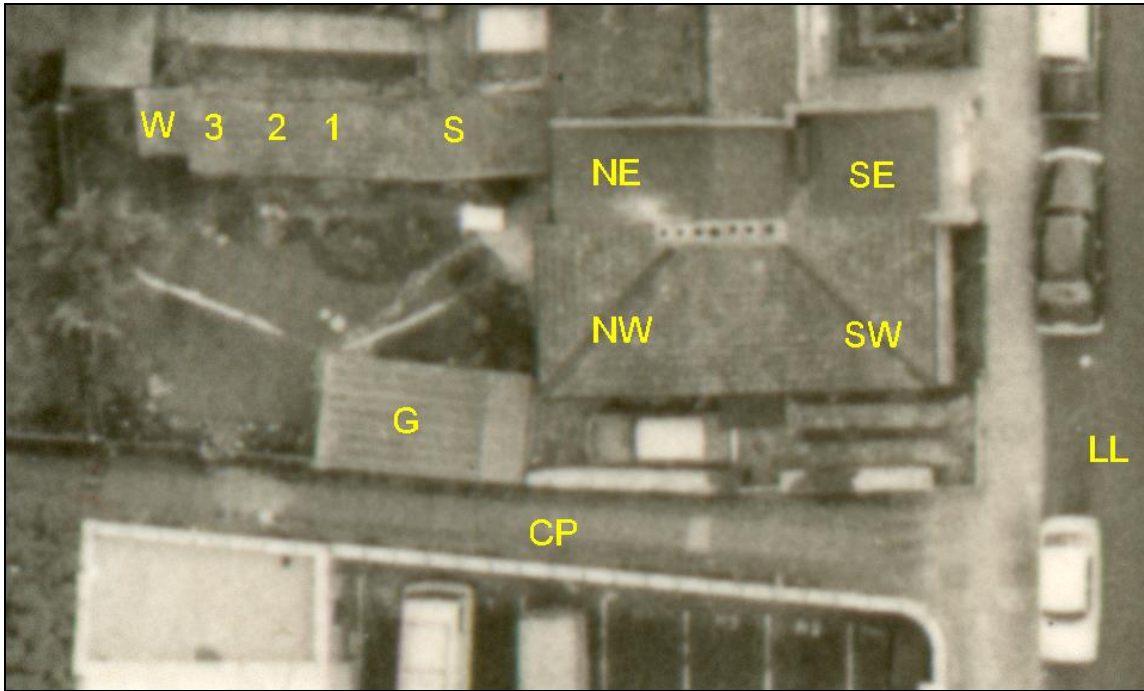


Photo by Aerofilms Ltd., September 1968. © English Heritage

KEY:

LL is Lodge Lane, running east-west , and CP is Church Path, running north-south from left to right.

W is the outside WC. 1, 2 and 3 are the sheds, and S is the scullery. At this time, all these outhouses had a long slate roof, which was replaced after later conversion and renovation by a translucent corrugated roof.

G is the garage which was constructed in the 1960s and removed in 2003; it was also the site of an air-raid shelter during the second world war.

NE and SE are at the back of the house, which was built at a slightly lower level than the front.

On the first floor at the north east corner, NE is a bathroom, but originally it was a bedroom; its roof slopes gently down to the north, and drains into the garden. At ground floor level is the kitchen.

At the south east corner, SE is a bedroom, but was originally in the 19th century, a hay loft. Its roof slopes down to the north. At ground floor level is the dining area, which was previously a shop, and originally a stable. Between the two bedrooms NE and SE, is a landing area, whose roof slopes down to the south.

On the first floor at NW and SW are bedrooms, and beneath them lounges; between these rooms at first floor level is a landing, and at ground floor the entrance hall. The dark rectangular area at the front of the house behind the car which is in the driveway is the small roof of the porch.



**Torrington Cottage above, (ringed) from a balloon in 1991, showing its garage and outhouses, the Royal Mail sorting office in front of the house and its 1820s cottages behind it.
(Photo by Aerofilms Ltd) © English Heritage**

Torrington Cottage, in Church Path, Lodge Lane, North Finchley, although a humble abode, is one of the important buildings in the history of Finchley. Church Path and Lodge Lane both existed by 1780 at the edge of Finchley Common, which was enclosed in 1816, and the building of cottages began in 1824. Lodge Lane runs westwards from the High Road and now ends where it meets Gainsborough Road, but originally it turned southwards until meeting Nether Street. It took its name from Finchley Lodge, which stood immediately west of the junction of Lodge Lane with Gainsborough Road; according to Wikipedia, the Lodge may have existed by 1564 and was certainly there by 1667. Torrington Cottage is presumed to have been named after the nearby Torrington Park (possibly not from the Torrington Arms Hotel at the east end of Lodge Lane, which may not have been built until the late 1830s). Three photos of the house, taken in 1970 by the Historic Buildings Division of the Greater London Council (GLC) are shown later in this book. Wikipedia, under the heading 'History of North Finchley' reports "Charles Jaques built twenty one cottages in Lodge Lane around 1824 and constructed Torrington Cottage as a residence".

The photograph of Lodge Lane below, date unknown, but thought to be around 1909, is the oldest one showing Torrington Cottage, albeit from the rear of the building. It is the house projecting out from the row of cottages on the right of the photograph.

The Finchley Press caption to the photograph is wrong about the absence of lamp standards. The photo's centre section has been enlarged and reproduced under the full picture. Between the bread cart and the boy wearing a boater hat, in the background you can see a single lamp on the pavement near the end of the road.



2064. LODGE LANE, NORTH FINCHLEY.

In the days when this picture of Lodge Lane, North Finchley, was taken, the baker delivered bread in a horse-drawn delivery van, unlike today's horse-powered counterparts. There were no lamp standards or telegraph poles in Lodge Lane then, although today a new G.P.O. sorting office stands at the end of the road—in Gainsborough Road.

The photo comes from the Andrew Forsyth collection, held by The Finchley Society, and is reproduced with their permission; the photo appeared in the Finchley Press on 3rd Sept, 1971.

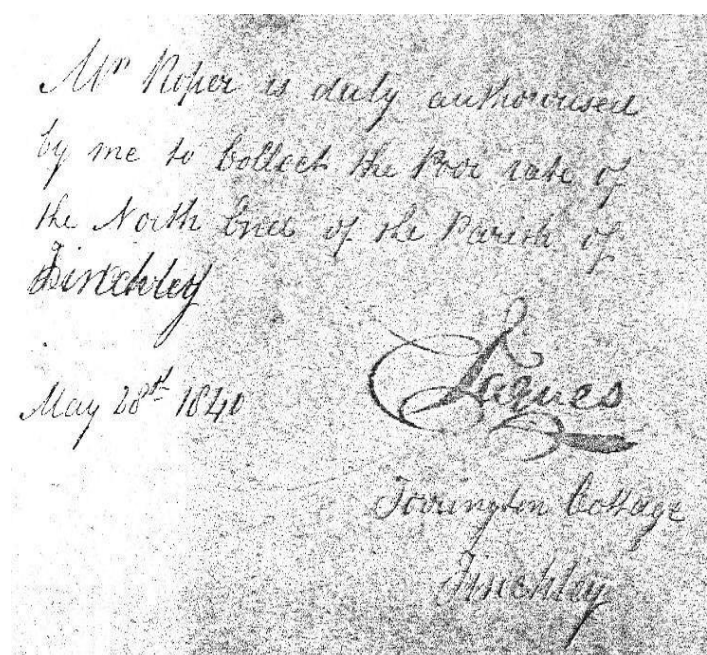


Lodge Lane, c.1909

Beyond Torrington Cottage can be seen the high garden wall of Grosvenor House.

Charles Jaques lived in his house, Torrington Cottage, presumably from the time when he had it built in the 1820s until his death, which occurred at Torrington Cottage on 26th January 1877. There is a record of him in the Post Office Directory of Middlesex, 1874, specifically in the Court Directory, on page 935, which says "Jaques, Charles, Torrington Cottage, North end, Finchley"). (The area now known as North Finchley was then known as North End; another area was East End, now called East Finchley; another was called Church End – the area of the parish church, now generally called Finchley Central).

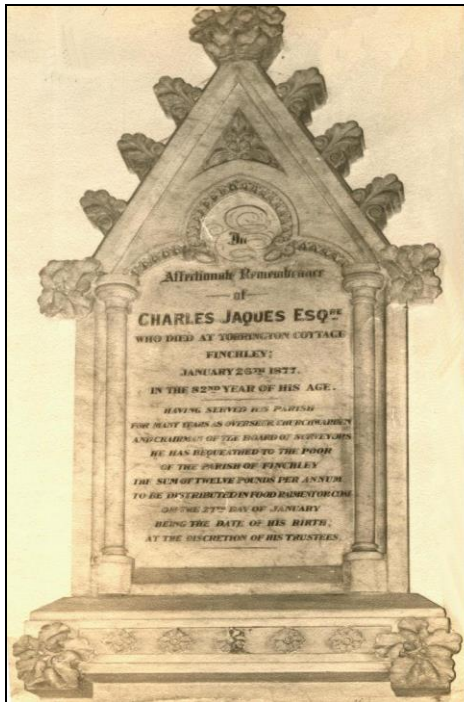
Jaques was described in 1851 as a proprietor of houses; he was the landlord of the row of cottages which he had built in 1824 behind Torrington Cottage, and of a further 17 which he had built by 1847. By the time of his death in 1877, he owned almost all the houses on the north side of Lodge Lane behind Torrington Cottage. He also owned cottages in Green Lane, which he sold in 1865, according to the London Metropolitan Archives, and he owned other houses elsewhere in north London. He was a fairly important man in Finchley; for example, he had been authorised to arrange for collection of the Poor Rate in North Finchley, and he had an elaborate signature; see below:-



*Mr Roper is duly authorised
by me to collect the Poor rate of
the North End of the Parish of
Finchley*
May 28th 1840
Jaques
Torrington Cottage
Finchley

*Mr Roper is duly authorised
by me to collect the Poor rate of
the North End of the Parish of
Finchley*
May 28th 1840 *Jaques*
Torrington Cottage
Finchley

Jaques was an Overseer of the Poor, i.e. an official who administered poor relief such as money, food, and clothing for the needy. The Overseers were established by The Act for the Relief of the Poor of 1597, and Overseers were often reluctant appointees who were unpaid, working under the supervision of a Justice of the Peace. The law required two Overseers to be elected every Easter, and churchwardens or landowners were often selected. Jaques was both a churchwarden and a landowner, so perhaps he had little choice but to accept. Overseers of the Poor were replaced in the Poor Law Amendment Act of 1834, by Boards of Guardians, although they remained in some places as a method of collecting the poor rate, and clearly this was the case with Charles Jaques, as we can see from the authorisation note (above) which he wrote in 1840. Perhaps he enjoyed his rôle. He held another post, as Chairman of the Board of Surveyors, as can be seen in his memorial plaque which is reproduced below.



CHARLES JAUQUES ESQ^{RE}
WHO DIED AT TORRINGTON COTTAGE
FINCHLEY:
JANUARY 26TH 1877
IN THE 82ND YEAR OF HIS AGE.

HAVING SERVED HIS PARISH
FOR MANY YEARS AS OVERSEER CHURCHWARDEN
AND CHAIRMAN OF THE BOARD OF SURVEYORS
HE HAS BEQUEATHED TO THE POOR
OF THE PARISH OF FINCHLEY
THE SUM OF TWELVE POUNDS PER ANNUM
TO BE DISTRIBUTED IN FOOD RAIMENT OR COAL
ON THE 27TH DAY OF JANUARY
BEING THE DATE OF HIS BIRTH,
AT THE DISCRETION OF HIS TRUSTEES

Plaque to the memory of Charles Jaques, which is
in the parish church, St Mary's, in Hendon Lane, Finchley N3

Jaques was born on 27th January 1795 and died just one day short of his 82nd birthday in 1877. He was married to Harriett (maiden name unknown), and apparently they had no children, for no census shows him as having any living with him, and the legal affairs after his death do not appear to involve any children.

In the London Standard of 18th January 1879, there appeared a legal notice (below) concerning a dispute called 'Abraham v Brown' which concerned the creditors of Charles Jaques. No research of legal records has been undertaken to determine the complete outcome of the dispute, but one result was that administrators of Jaques' estate rented out Torrington Cottage; much later, a court order on 31st July 1930, allowed sale of some of Charles Jaques properties, including Torrington Cottage, and the cottages behind it.

London Standard – Saturday 18 January 1879

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PURSUANT to an ORDER of the Chancery Division of the High Court of Justice, made in the Matter of the Estate of Re CHARLES JAUQUES, deceased. "ABRAHAM v. BROWN," 1878, J 98, the CREDITORS of CHARLES JAUQUES, late of Torrington Cottage, Finchley, in the county of Middlesex, gentleman (who died on or about the 26th day of January, 1877), are, on or before the 23d day of January, 1879, to send by post, prepaid, to Daniel Leggatt, of 55, Lincoln's-inn-fields, in the county of Middlesex, the solicitor of the Plaintiffs, John Abraham and William Hood, two of the executors of the deceased, their Christian and surnames, with the Christian and surnames of any partner or partners, their addresses and description, the full particulars of their claims, a statement of their accounts, and the nature of the securities (if any) held by them, or in default thereof they will be peremptorily excluded from the benefit of the said Order. Every Creditor holding any security is to produce the same before the Vice Chancellor Sir James Bacon, at his Chambers, situate at No. 11, New-square, Lincoln's-inn, in the said county of Middlesex, on Wednesday, the 5th day of February, 1879, at Twelve of the clock at noon, being the time appointed for adjudicating upon the claims. —Dated this 21st day of December, 1878.

JOSHUA BIRD ALLEN, Chief Clerk.
CROWDER, ANSTIE, and VIZARD, 55, Lincoln's-inn-fields,
London, Agents for the said DANIEL LEGGATT, Plaintiff's
Solicitor.

In the 1881 census, the house was occupied by four families – nine people in all. In 1891, there was one family of four and a boarder, and four members of this family were still there in 1901.

And so it came to pass that my grandfather William Lawrence, and Alwyne Curzon and their families became tenants, probably by about 1903. (An exact year might be determined if rate books for 1902 to 1910 still exist and can be inspected).

During the first world war, the front of the house, which had become unstable, was removed and replaced - passers by thought that a bomb had hit the house, but it wasn't until the second war that a bomb did drop, just missing the house.

On 27th November 1930, by order of Mr. Justice Eve, in the High Court of Justice, re Charles Jaques, deceased, thirty-four freehold houses and cottages on the north side of Lodge Lane, including Torrington Cottage, and six cottages known as Jaques Cottages at High Road Whetstone, and other properties were put up for auction by Messrs Linnett, Lane & Betteridge at the London Auction Mart, 155 Queen Victoria Street, London EC4, through solicitors Leggat & Leggatt, and Sandilands & Co, both of London. The date fixed for completion was 7th January 1931. Below is the front cover of the notice of sale.

In the High Court of Justice.
Re Charles Jaques, deceased.

By Order of Mr. Justice Eve.

NORTH FINCHLEY & WHETSTONE

PARTICULARS and CONDITIONS OF SALE
of the
THIRTY FOUR
Freehold Cottages and Dwelling Houses
Nos. 7, 9, 11, 13, 15, 17, 21, 23, 25, 27, 29, 31, 33, 35, 45, 47, 49, 51, 53, 55,
57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, and 83,
LODGE LANE, NORTH FINCHLEY

THE IMPORTANT MAIN-ROAD
Leasehold Shops and Dwelling Houses
Nos. 64, 66, 68, 70, 72, 74, and 76
HIGH STREET, NORTH FINCHLEY

And the SIX
Freehold Cottages
Nos. 1, 2, 3, 4, 5, and 6,
JAQUES COTTAGES, HIGH ROAD, WHETSTONE
with Frontage thereto of about 95 feet.

Which will be submitted to Auction by Messrs.
LINNETT, LANE & BETTRIDGE

**AT THE LONDON AUCTION MART, 155, QUEEN VICTORIA STREET, E.C.4,
ON THURSDAY, NOVEMBER 27th, 1930
at 2.30 o'clock (in Lots).**

Solicitors:
Messrs. LEGGATT & LEGGATT,
27, Great James Street, Bedford Row, W.C.1
Messrs. SANDILANDS & CO.,
8, Coleman Street, E.C.2.

Auctioneers:
Messrs. LINNETT, LANE & BETTRIDGE
64 and 66, Station Road, Willesden Junction, N.W.10.
Telephone: Willesden 1241 and 4507.

Below, is the notice of sale for Lot 14 – Torrington Cottage.

LOT FOURTEEN.

**THE SEMI-DETACHED
FREEHOLD DWELLING HOUSE**

with LOCK-UP SHOP

and known as

"Torrington Cottage,"

83, Lodge Lane, North Finchley

The Accommodation comprising :

ON THE UPPER FLOOR : Four Good Rooms. Large Store Room. Spacious Lobby.

ON THE GROUND FLOOR : Entrance Hall. Sitting Room, with stove and cupboard. Front Kitchen, with range and cupboard. Back Kitchen, similarly fitted. Scullery, with copper and sink. Store Cupboard. Also **LOCK-UP SHOP**, with separate entrance from Lodge Lane.

GOOD GARDEN, with W.C. and Spacious Store Sheds.

Let to one weekly tenant at £7 os. 9d. per week or £53 19s. per annum (the Landlord paying Rates and Taxes).

Above: Notice of sale in 1930 of Lot 14, Torrington Cottage

Torrington Cottage was generating an annual rental income of about £54. My uncles, Bill and George Lawrance bought the house, for £475. The land on which Torrington Cottage stood, was not registered at the Land Registry, and so in 1931, Bill and George applied to register it, on 25th March 1931.

THE LONDON GAZETTE, 27 MARCH, 1931.

2071

H.M. LAND REGISTRY.

The following land is about to be registered. Objections (if any) should be addressed to "The Chief Land Registrar, H.M. Land Registry, London, W.C. 2," before the 10th day of April, 1931.

20. Torrington Cottage, 83, Lodge Lane, North Finchley, Middlesex, by William Edward Lawrance and George Brown Felix Lawrance of that address.

Below are some explanatory notes relating to the above property description in the notice of sale of the house.

The scullery was the first of the outhouses, (see the photos on pages 4 and 5) nearest to the main building; the outhouses can just be seen in the page 5 photo, mostly white, and with a small bright red door, to the side of Torrington Cottage.

The scullery had entrances from the garden and from the back kitchen. On the north side of the scullery (further away from the house) were three storage sheds, numbered 1, 2 and 3 on their doors, and at the end of the store sheds was the outside WC – until around 1957, the only WC. It was quite an adventure if one needed the toilet in the night during a cold winter, a trek into the cold scullery and out into the freezing garden being required to gain access to the pitch dark WC. A hurricane lamp would sometimes be left burning in the WC, to try to prevent the water system from freezing up, and it also provided a little light.

A few photos have survived of the outhouses before and during renovation, which took places at different times: some in the 1950s and some in the 1970s.



Outhouses nearest the house, 1935

The picture above, shows the scullery nearest to the main part of the house, with the scullery window surrounded by plants, seeming to grow from two barrels, although the barrels may have been used as water butts. On the scullery roof is the house's water tank, which supplied water to the tap above the sink in the scullery. That tap was the only water source in the house during the first half of the 20th century; new taps and a sink in the kitchen were installed in the 1950s.

Behind the water tank (and in the photo seen just to the left of the tank) is a chimney, and this indicates that originally there was a small fireplace or stove in the scullery, but that stove or fireplace must I think have been removed before 1940, for I have no recollection of it at all. To the left of the scullery, can be seen storage shed number 1 – its number was painted in white, and can be seen in the photo. The shed doors were painted blue. Half the kitchen window

can be seen on the far right of the photo, and above it, the north-east bedroom, which was decades later converted into the bathroom. The figure in the deck chair is my father, Cyril Pentecost, and the photo was taken in 1935/36, before his marriage to my mother Eileen Lawrence.

Some major renovation took place around 1957. The scullery had considerable work done to it; in fact it was gutted. The chimney and the water tank above the roof were removed, and the roof was replaced. At the same time, the north wall at the rear section of the house, i.e. the wall to the kitchen and the bedroom above it was torn down and rebuilt; a large William IVth penny was found buried in the lower part of this wall. New metal framed windows were installed in the kitchen and in the bedroom above it, replacing the old wooden sash windows. A sink unit was installed in the kitchen for the first time. The bedroom was converted into a toilet/bathroom, and a hot water tank with immersion heater was installed in a cupboard in the landing area between the new bathroom and the south-east bedroom.

The two photographs below, show the work described above in progress, the water tank clearly visible. The photo on the right, is of the scullery, without its roof, taken from the kitchen, and in the centre of the same photo at the far end of the scullery is the base which supported the stack and chimney pot above the old roof. Almost half way up on the far left of the photo, the edge of the old sink can be seen protruding.



Renovations c.1957

The north garden fence was replaced at about the same time, or perhaps a few years later, and the photo below shows this work in progress.



Building a new fence, and removal of a lean-to.

The picture above shows my father working to replace the old high fence which was at the back of the garden, and to remove the 'lean-to', whose skeleton only remains visible in the photo, in front of the W.C. Soil is piled in front of the door to shed no. 3. To the left of this door, recessed back, and only half visible, is the W.C. (The door to shed no. 2 cannot be seen in any of the above photos).

A second stage of outhouse renovations took place I think in the 1970s.



The garden fence replaced and the outhouses renovated

On the previous page is a photo of the garden, showing part of the garage on the left, the new fence at the back, the renovated W.C., and sheds 3 and 2. Only the door to shed 3 was replaced - the other doors were blocked in, and windows were installed. The interior dividing walls separating the sheds were largely removed, creating a long single walk-through outhouse, with a new corrugated roof.



A different view of the garden, showing the new fence

The copper in the scullery, referred to in the house sale description, was used for laundering – it was the predecessor of the modern electric washing machine. It was a large fat metal cylinder (a kind of water tank), which stood on three or four short iron legs. Beneath the cylinder was a gas ring to heat up the water, which was poured into the cylinder through a hinged disc-shaped lid on the top, using a bucket which was filled from the tap above the sink. Clothes were pushed into the water via the lid, for boiling up with some soap flakes. Periodically one opened the lid and stirred the clothes and water to assist the washing process. Steam issued from the top.

The house had a gas supply not only for heating the copper, but also for lighting. There were gas pipes installed, presumably at some point in the second half of the 19th century, into several of the rooms. The pipes were surface-mounted up the walls, coming from under the floorboards, the main gas pipe entering under the front of the house. At the end of each pipe was a small gas tap and a delicate gas mantle – a renewable white kind of bulb full of holes – a mesh – which when heated up by a flame, glowed bright white. A match or taper was used to light the gas after turning on the tap.

The first and second sheds next to the scullery were used for storage, particularly of coal, (and later coke) and pieces of wood. The coal and coke were delivered in large black sacks by coalmen who emptied it on to the floors of the sheds, forming big heaps. We used a shovel, to fill a bucket with coal or

coke and some wood from the sheds to carry into the house to put on the fire grates, which were in the two front rooms of the house, and in the kitchen at the back of the house, where there was a large black iron kitchen range and oven.

Lighting the fires, particularly on a cold morning, was not a pleasant task. First, one had to empty the grate of the ashes from the previous day's fire, using a small shovel – this usually caused coal and burnt wood dust to rise into the air, so it had to be done as gently as possible. The ashes were tipped on a sheet of newspaper, wrapped up, often still warm, and placed in a dustbin, which explains why dustbins were so-called. After emptying the grate, pieces of newspaper would be screwed up and put on the grate. On top of the newspaper, pieces of firewood were placed, and finally lumps of coal on the top. The newspaper would then be lit, and one hoped that the wood would catch fire sufficiently to set light to the coal; sometimes it would go out and one had to start again. There were fire grates in all the rooms, upstairs and downstairs, except for the lock-up shop and the room above it, which explains why there were so many chimney pots on the roof. The upstairs fires were not used during my time in the house – after 1940.

On 2nd February 1934, my uncle Bill bought out his brother George's share of the property for £500, and so he became sole owner of Torrington Cottage. After the death of Bill's mother Susanna Lawrence, in 1955, Bill agreed to sell Torrington Cottage to his sister Eileen Pentecost, (my mother), for £750, and the property was registered to her on 15th August 1956. When she died in 1998, the house became her husband Cyril Pentecost's, and on his death in 2002, it was sold from his estate by me and my brother, after 99 years of occupation by the family.

Changes to the front of Torrington Cottage



Torrington Cottage, Church Path, Lodge Lane, Finchley. September 1954.

September 1954 © D.J.Pentecost



1970



2002

I took the black and white photo above in September 1954, showing the house, much as it had been since the early 20th century. (Peering out of the open bedroom window was my grandmother Lawrence, whose figure can just be made out!). The trellised front porch was still complete, although at the time bereft of climbing plants which often used to cover it completely; for example, runner beans would sometimes be grown there. The long and very narrow front garden was still there. The shop on the right was rented out to Frederick Smith, a shoe repairer.

By 1970, two chimney pots had been replaced, the blue gates had replaced part of the original iron railings, and the front garden had become the access drive for a new style Ford Anglia car bought by Cyril Pentecost, who constructed a concrete garage in the 1960s in the garden to the north west corner of the house. In order to gain access for the car, the lower part of the porch had to be demolished, but it was in any case in a very poor condition and was rotting away; its roof was kept, with wooden supports as can be seen in the photo below on the left.



The garage soon after construction (left), and right, a decade or so later, with new garage doors.

The photo above on the right, also shows that the top part of the original trellised front porch had finally rotted away and had been replaced.

The three photos on this and on the previous page, taken in 1954, 1970 and 2002, show the former stable as a shop, on the far right of the pictures, with its entrance in Lodge Lane. The painting on the next page makes the shop its main feature.

The watercolour (below) by Sydney Arrobus (1901-1990), shows the shop as a shoe repairers; I bought the painting after it was exhibited in North Finchley public library, in the 1950s.



Torrington Cottage in the 1950s, by Sydney Arrobus (The original is 33½ x 25½cm)

The shop itself has a history. Originally Charles Jaques used it for his horse. It was my grandmother Susanna Lawrence, early in the 20th century, using some money she had inherited from her mother, who had the stable converted into a shop for herself, in fact a tea shop, and at the same time the hay-loft above the stable became a bedroom. The shop did not make much money, and the business was taken over in about 1912 by Mr. Samuel White. After he died, it is thought early in 1918, it was used as a lock-up second hand furniture store by a Mrs. Wedlake, who lived in the next road, Woodside Park Road. In 1919, on discharge from the Marines after the first world war ended, William and Susanna Lawrence's eldest son, William, returned home, and lived in the shop until he married, late in 1920. What happened in the next few years is not known. But from about 1926, the shop was rented to a shoe repairer, Frederick Smith, and later to his son, until some time in the 1950s.

Cyril Pentecost, William and Susanna Lawrence's son-in-law wanted to use the shop for his own business, and arranged to re-locate the shoe repairer to premises at Woodside Park Underground station. He took over the shop and converted it into printing premises, called C.W.Pentecost, Printer & Commercial Stationer.



Spike Milligan declared it to be "The smallest print shop in the world!" Part of the floor of the shop had to be strengthened to take the weight of the 10"x15" Thompson platen printing press, particularly because there was revealed a deep well at the back of the shop, which must have been constructed at the time of building the house in the 1820s, when originally the shop was a stable. When some internal conversion was carried out after the house was sold in 2002, there was no indication of the existence of the well. All I can say, is that it must have been well covered over by my father!

The 2002 photo (2 pages above) shows that the shop, having no sign above it, was no longer in use as a business, Cyril Pentecost having retired some years earlier, and transferred the business as Pentecost Printing to his son Edward, at premises in High Road Whetstone.

New owners

After my father's death in 2002, later in that year the house was sold from his estate by me and my brother as executors, to new owners. They decided that they wanted in some small measure to restore the house to its original form, and also to improve the living conditions by converting the shop into a dining area, and by removing the thin wall which separated it from the kitchen, so creating a long kitchen and dining room at the back part of the house.

Restoration would in part deal with the landing at the top of the first flight of stairs. There was originally an arch at the top of these stairs leading into what was a bedroom on the left and the hayloft on the right, with an open area between those two rooms. At some stage in the past, the right hand side of the arch had been filled in with a thin wall, creating a more enclosed space between the back bedroom and the hay loft. There may even have been a door fitted on the left side of the arch, because a door frame was in place, so totally enclosing the central space, although if so, this door had been removed in my time. For a few years, when my brother Edward and I were young boys, a small bed was installed in the area behind the arch, which one of us used. The area at the top of the first flight of stairs was restored to what is thought to have been its original form, revealing the full extent of the attractive original arch.

The north wall of the front part of the house had always been totally devoid of windows, and hence the north west lounge interior was deprived of some light, and was usually a fairly dark room. The new owners inserted a window in the north wall, providing a delightful view into the garden from the lounge.

The wall dividing the shop from the kitchen at the rear of the house was removed, to form a long kitchen/dining room, and the frontage of what had been the shop was rebuilt.



2003. The exterior of the former shop after conversion.

The photo above shows that the shop door had been removed, the wall renewed and a larger window installed. The number of chimney pots had been reduced from seven to four. (It was always a mystery to me why there used to be seven chimney pots, because there were only six rooms which had fireplaces; perhaps the kitchen with its big range and fireplace needed two means of escape for the hot air and smoke).

Outside, to the north-west of the house, the garage which had been built in the side garden was removed, as was the remaining renewed top part of the porch above the front door.

War time: 1939-1945

At the south-east corner of the main garden, where my father later built a garage for his car, used to grow a tall lilac tree hedge, at the end of what was to become the driveway. The lilacs were cut down in order to make way for the garage. Behind this hedge, at the start of the war, an Anderson shelter was erected. No photo of our own shelter exists, but below are two taken from the Internet, showing the interior and the exterior. Ours looked something like these. They were six and a half feet long and four and half feet wide inside. The shelters were built several feet down into the garden soil for added protection from bombs.



Anderson shelter: Left: An empty interior. Right: A typical exterior

The interior was fitted out with bedding and other essentials for sustenance throughout a night-time bombing raid. It was my grandfather who tended to use the shelter more than my grandmother. Sometimes he would spend the whole night there, even when there was no bombing raid. The alternative was to be woken up by the local air raid siren going off during the night, and then rushing down to the shelter to try to get some sleep. The local siren was on the top of a very tall pole at Tally Ho Corner, and I recall its making a frightening wailing noise.

The corrugated iron components and other materials for the shelter were supplied by the local council, and one had to build them oneself unless one could give a good reason for inability to do so. They had to be put up by a given deadline date on orders from the Ministry of Home Security and had to be covered by 15 inches of earth on top and 30 inches on the sides and back. The other houses in Lodge Lane as well as elsewhere were all issued with these shelters, which were collected after the war for recycling of the metal.



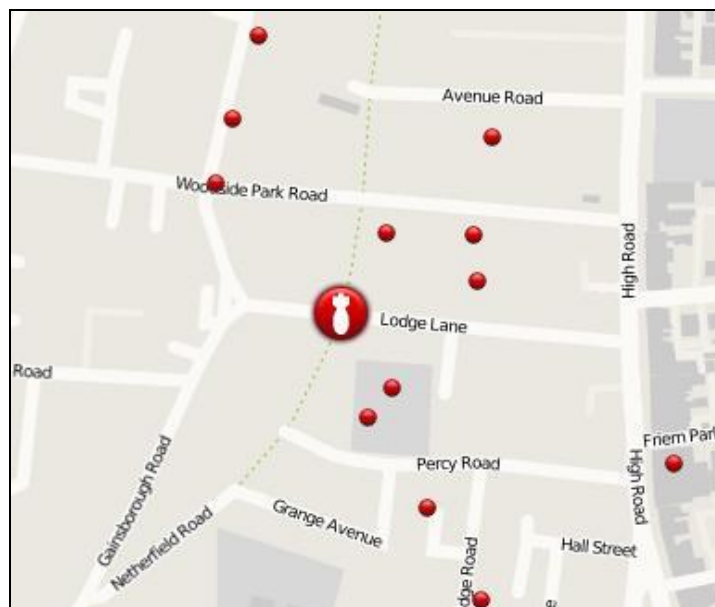
We were all also issued with gas masks, smaller ones for children, to protect us from possible attacks by poison gas. The masks were made mainly from tight fitting rubber, covering most of the face, and had a breathing filter at the bottom, which could be renewed. The collection point for us, and also the place for return of the masks after the war, was North Finchley Library in Ravensdale Avenue. As children, we sometimes used to put them on, and play games with them.

The London black-out. Up to September 1944, the black-out was imposed in hours of darkness, to make towns as invisible as possible from enemy bombers. Street lights were dimmed or not used at all, or altered so as not to reflect light upwards. No light had to be emitted from any building. For this purpose, heavy curtains if effective, had to be used to cover doors and windows. For Torrington Cottage, made-to-measure wooden frames were fabricated, and covered with thick black paper. They had to be fitted to window frames every evening.

A very narrow escape

On 6th November 1940, during the period (7th October 1940 to 6th June 1941) covered by a night time bomb census of London, the North Finchley area, like most areas of London during the blitz, was subjected to enemy bombing.

The map below, taken from the Daily Mail newspaper's London world war 2 bombing website at www.dailymail.co.uk/sciencetech/article-2243951/The-astonishing-interactive-map-EVERY-bomb-dropped-London-Blitz.html, shows the bombs which fell around the Torrington Cottage area.



The bomb or bomb site near Torrington Cottage was given a reference no. HE 279, according to Hugh Petrie at Barnet Library Archives. The interactive map on the website displays the bomb description as follows: High Explosive Bomb, recorded close to Lodge Lane, North Finchley, London Borough of Barnet, N12 8PY.

If you look back to the Aerofilms Ltd photo on page 3, you can see some large houses on the south side of Torrington Cottage on the opposite side of Lodge Lane. The bomb fell on the first few of those houses, destroying them. Like nearly all bombs, it was dropped at night time. Torrington Cottage was violently shaken. My grandfather William Lawrence was asleep in his bed at

the back of the house on its north east side, (in a room which later became the bathroom), when the bomb fell. Some of the thin ceiling and lightweight roof came down on top of him, waking him up. Luckily he was not hurt, and just turned over and went back to sleep; presumably he reckoned that there was little he could do in the pitch dark. I don't know why he wasn't in the Anderson shelter in the garden; perhaps it was a very cold November night and he took a chance.

Fortunately my mother and I were not in residence - we had moved to stay with relatives in the countryside, away from large built-up areas. Probably the only ones who were in the house, were William and his wife Susanna. Had we been at home, we would have been nearer to the bomb, in the bedroom above the shop. Torrington Cottage not only suffered roof damage, but the front wall of the house became partly separated from the side walls, and repairs had to be carried out as soon as possible. I recall my father making claims to the authorities as late as the 1950s for various repairs, citing war damage as the cause.

There were twelve deaths in the badly damaged or destroyed houses (numbers 62, 64 and 66) on the other side of Lodge Lane, almost opposite Torrington Cottage. In No. 64, five people were lost from the Fullard and Harding families; from No. 66, there were seven losses, from the Carter, Chalk, Maton and Welch families; it seems that no one died at number 62.

The site was substantially cleared and became a bombed site which was used for years after the war, as a play area by local children. Every November 5th, on Guy Fawkes night, a huge bonfire, which had been constructed over the previous week or two, would be set alight, although sometimes, a youngster would set it alight before the appointed day, and desperate efforts, not always successful, would be made to put the fire out; another bonfire would then be hastily set up, but usually smaller. Eventually a block of flats called Robart House was erected on the site by Robert Hart, I think in the late 1940s.



North side of Torrington Cottage, and Robart House

Above is a view of the north side of Torrington Cottage taken from Church Path, showing Robart House on the right, on the far side of Lodge Lane, where the bomb fell. This photo shows clearly how Torrington Cottage consists of two parts: the front with chimney pots atop its rear, and a lower level back

section, which originally had the stable and hay loft on the south side and the kitchen and a bedroom - now the bathroom - above it, on the north side.

Threat of demolition

Starting probably during 1966, Barnet Council had decided on a massive plan to redevelop part of North Finchley, north and west of the Tally Ho!, involving demolition of many old properties. News of this broke in The Finchley Press early in 1967, as can be seen from this cutting dated 27th January 1967:

NEW LOOK PLAN FOR LODGE LANE

Many homes affected

A MASSIVE redevelopment scheme which would mean the demolition of over one hundred houses in the Lodge Lane and Percy Road area of North Finchley is being prepared by the council. As property comes up for sale it will be bought by the council but, they stress, there is no question yet of compulsory purchase.

Houses in Lodge Lane, Percy Road, Albert Street and William Street will be affected by the scheme, which is part of plans being prepared for the Tally Ho! area generally.

Consideration is also being given to providing a relief road from the High Road, so as to funnel off traffic from Barnet. If built this road would roughly follow the present line of Lodge Lane.

Proposals are also in hand for rebuilding Northside Junior School, which at present stands in an old sub-standard building in Percy Road.

Those houses affected by the scheme are as follows:

Lodge Lane: Numbers 3, 5 and 7 and adjoining land; 19-53 (odd); 55-83 (odd); 6-30 (even).

Percy Road: 6-46 (even).

Albert Street: 1-11 consecutive.

William Street: 1-22 consecutive.

OTHER PROPERTIES

If Northside School is rebuilt then its width will probably be extended to front onto Lodge Lane. This would mean a further fourteen houses — numbers 32-58 (even) would have to be demolished.

Roughly the area to be developed is the block between Percy Road and Lodge Lane, extending down to Albert Street.

Councillor William Hart, chairman of the council's Housing committee, said this week that the area had been chosen because of the old age of the properties.

The form the redevelopment would take has not yet been decided, although it would be residential. No timetable for the redevelopment has yet been decided, as the council are waiting for other plans for the North Finchley area to be drawn up.

GRADUALLY

"As properties become available then we are gradually going to buy

them. If, when we are ready, there is still property which we have not bought, and terms cannot be arranged, then we would use compulsory purchase."

The council have already been offered a house at 10 William Street, and at their next meeting members will be asked to agree to buy it for three thousand pounds.

Further up the High Road, plans are also advanced for the redevelopment of the Swan Lane, Whetstone, area. Here, a number of properties are being bought by the council, and they intend paying £11,443 for the purchase of a number of houses in Holly Terrace.

**From The
Finchley Press
27th January 1967**

**The affected
area included
83 Lodge Lane,
properly known as
Torrington Cottage**

The Council's proposals caused uproar within the local community, and campaigns were started, to oppose the redevelopment plan. A planning enquiry resulted, reported in a local paper on June 21st 1968:

— 1968 SERIES. Thursday, June 21st, 1968

Lodge Lane planning inquiry

A PUBLIC inquiry is to be held at the Town Hall, Hendon, on Thursday into the Borough of Barnet's compulsory purchase order on the Lodge Lane clearance area of North Finchley.

A massive redevelopment scheme is planned for the area, which incorporates Percy Road, Albert Street and William Street. About 100 houses will be demolished.

During the past year the council has been acquiring property in the area as it has come on to the market. Now it is planning to compulsorily purchase the remaining houses.

The development scheme is part of the overall improvement plan for the North Finchley shopping centre.

Although no definite plans have yet been drawn up for the area the scheme will be mainly residential, with the possible enlargement of the very overcrowded Northside School in Percy Road.

Property included in the clearance area is as follows: Lodge Lane, numbers 3, 5 and 7 and adjoining land; garages at 7a, 19-53 (odd); 55-83 (odd), 6-30 (even).

Albert Street, 1-11 (consecutive).

William Street, 1-22 (consecutive).

Percy Road, 6-46 (even).

The public inquiry will be conducted by Mr. H. C. Harris.

The odd numbered homes on the north side of Lodge Lane were proposed for clearance, including Number 83 – Torrington Cottage – as were some of the even numbered homes on the south side of the lane. Houses in the two small streets running off Lodge Lane to the south, William Street and Albert Street, were also scheduled for demolition.

At some point in 1969, Barnet Council issued a redevelopment notice on the area of Lodge Lane, which included Torrington Cottage as well as the adjoining artisan cottages built by Charles Jaques in the 1820s. Cyril and Eileen Pentecost were one of the recipients of this notice, and were understandably extremely concerned for the fate of their house. The Council was planning to demolish the houses as being 'unfit,' because they still had outside toilets, most had no bathrooms, and they suffered from rising damp.

An unidentified press report (from The Finchley Society) reported doom for many properties:



I am unsure how Cyril Pentecost contacted Jean Scott, who was then the member for Finchley of the Greater London Council Historic Buildings Board, and an ardent conservationist. It was perhaps through the writer, comedian and broadcaster Spike Milligan, who lived in Holden Road, North Finchley, and was also a conservationist. Milligan was increasingly concerned about the condition of the terraces of cottages in Lodge Lane – he lived nearby and frequently passed them when walking to the High Road.

Several discussions took place at Torrington Cottage with my parents, Jean Scott and a local architect Bill Tyler. They and Spike Milligan were frequent visitors to Torrington Cottage, and even Sir John Betjeman came for a look round the house and added his support.

A local newspaper was approached, and asked to highlight the plight of the outwardly attractive row of some twenty cottages, the eight nearest to Torrington Cottage being in the worst condition. The newspaper article also floated the idea of forming a local 'conservation' society to campaign to save these unique buildings.

Below is a photo of the cottages, taken from the roof of Torrington Cottage:



The 1820s cottages in Lodge Lane (on the left, set back) which were saved from demolition in the 1970s

Cyril and Eileen Pentecost were founder members of the Finchley Society, together with Spike Milligan, Jean Scott, David Smith (the first secretary of the Society and its Chairman in 2013) and local architect Bill Tyler, who later became its President. Some early discussions were held at Torrington Cottage, to decide what action might be taken to save the Lodge Lane cottages

In 1972, Spike Milligan commissioned a report, to indicate to the Council that the unfit dwellings could be modernised to provide very adequate accommodation and amenities for housing purposes. The report, by Bill Tyler, after consultation with all the residents and owners, was presented to the Council in January 1973; the Council's Housing Committee accepted the principle of the report at its meeting in March 1973.

Bill Tyler later presented a plan dated 2nd June 1975 to Barnet Council, for the rehabilitation of the north side Lodge Lane cottages from numbers 25 to 81; number 83 was not included in the plan, because it was in a much better condition than its adjoining smaller cottages. A copy of this plan is held by The Finchley Society.

Barnet Council reluctantly accepted that the proposals overcame the 'unfit' issues but funding for the project proved problematic; it was not until some four years later that a Housing Association was persuaded to embark on the building contract. Initially eight of the cottages were renovated, and this lifted the blight of potential demolition for all of the houses on the north side of Lodge Lane, including Torrington Cottage.

The unidentified press report below (from the Finchley Society) was headed

Reprieved from the bulldozers

THE unique old cottages in Lodge Lane, North Finchley — built before Queen Victoria came to the throne — may be saved after all. At the eleventh hour, the Finchley Society have stepped in, not just with protests, but with definite plans on how they can be renovated.

The 29 cottages, numbers 25-81, had previously been condemned as "unfit for human habitation," and indeed the health committee have already asked the council to approve a clearance area order over the whole of this section.

This was decided in spite of strong protests from local resident Spike Milligan, backed by the Finchley Society, and the G.L.C. Historic Buildings Board—the G.L.C. have called them some of the last rural cottages left in London.

Although the health committee were backed by the housing committee, a third council committee, town planning and research, has just taken a different view. Led by Cr. Frank Gibson they decided to recommend a breathing-space so that the Finchley Society can make their point.

The society have therefore been given a year in which to investigate whether the cottages can be renovated, and to produce a scheme for their rehabilitation. The society representatives will be having a special meeting with chief officers.

In fact, one member of the society, architect Mr. Bill Tyler, has already prepared plans and sketches, in co-operation with Spike Milligan and the society's founder, Miss Jean Scott.

"No one disagrees with the council that a great deal of work is needed to make them fully habitable, and should be carried out as quickly as possible," Mr. Tyler told the Finchley Press this week.

"We have produced a sketch scheme with a basic layout, which will be presented at the meeting."

No details of cost are yet available but, said Mr. Tyler, "We have thought about costs because it has to be economical. Private finance would make it economical, depending on what finance can be obtained."

"We are hoping to have this meeting very soon, because the houses can't be left in their present state."

Mr. David Smith, secretary of the Finchley Society, confirmed that the society would back up any private individuals who wanted to save the cottages.

Some of the cottages have been bought by the council, but most are still privately owned, so any rehabilitation would have to be a co-operative venture.

Some of the cottages can be traced back to 1840, and others may be older, built on the edge of the old Finchley Common. Of particular interest is number 83, known as Torrington Cottage, which has panelled doors and special mouldings. This cottage is in good repair, however, and was not scheduled for demolition.

At any rate the preservers seem to have convinced the town planning committee that there is something in what they say: in contrast to the then buildings and town planning committee of last year which turned down a request to improve the buildings, saying "the properties do not appear to be of architectural merit or of historic interest."

It was in 1980 that the last of the cottages, 81 Lodge Lane was renovated.

The Finchley Society was formed in February 1971, and saving the cottages in Lodge Lane was the first significant event with which the Society became involved.

[I am indebted to my brother Edward for contributing to the above note, which mostly was originally written by Bill Tyler. I have enhanced it with press cuttings and extracts from reports sent to me in 2014 by Tony Roberts of The Finchley Society].

On the last page of this book, is a beautiful Google Earth photograph, showing all the Lodge Lane houses which were saved from demolition.

London Metropolitan Archive photos

As was mentioned on page 5, the GLC took three photos of Torrington Cottage in 1970: one of the exterior, one of the original front door, and one of the hall. They are reproduced below with permission of the London Metropolitan Archives.



Torrington Cottage, 1970 © London Metropolitan Archives, City of London (SC/PHL/01/636-45)



Torrington Cottage Entrance Hall and Front Door, 1970,
showing the original 1820s doors and frames.
© LMA (SC/PHL/01/636-44 & SC/PHL/01/636-63)

The Land Registry Certificate for Torrington Cottage

This page and the next six pages show a copy of the certificate issued in 1956 when Eileen Pentecost became the owner of Torrington Cottage.



OFFICE USE ONLY

H.M. LAND



REGISTRY.

TITLE NO. P80557



A. PROPERTY REGISTER

DISTRICT OR COUNTY

PARISH OR PLACE

MIDDLESEX

FINCHLEY

THE FREEHOLD LAND SHOWN AND EDGED WITH RED ON THE FILED PLAN NUMBERED AS ABOVE registered on the 25th March, 1931, known as Torrington Cottage, 83, Lodge Lane.



Edition 1
opened
25.3.31

B. PROPRIETORSHIP REGISTER





TITLE ABSOLUTE

No. OF ENTRY	PROPRIETOR, Etc.	APPLICATION No. AND OTHER REMARKS
1.	WILLIAM EDWARD LAWRENCE and GEORGE BROWN FELIX LAWRENCE both of 83, Lodge Lane, North Finchley, N.12, Automobile Engineers, registered on the 25th of March, 1931.	Price paid £475.
2.	RESTRICTION registered on the 25th of March, 1931. Except under an Order of the Registrar, no disposition by the proprietor of the land is to be registered unless authorised by Section 28 of the Law of Property Act, 1925, and except when the sole proprietor is a trust corporation, no disposition under which capital money arises is to be registered unless the money is paid to at least two proprietors.	
3.	WILLIAM EDWARD LAWRENCE of Braeside, Richmond Road, New Barnet, Hertfordshire, Automobile Engineer, registered on the 2nd of February 1934.	£295/34 Price paid £500
4.	EILEEN AUGUSTA PENTECOST of 83 Lodge Lane, North Finchley, N.12, registered on 15 August 1956.	29818/56 Price paid £750

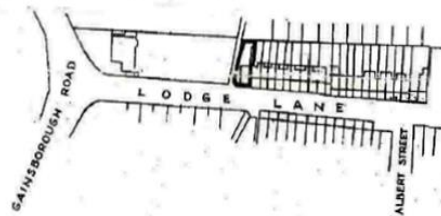
WE 25020724 5500 2500 H & S F Op 112
(INT) W 17424070 5200 11/30

REGISTER MODEL HL
FILED PLAN
ABSOLUTE
FREEHOLD.

C. CHARGES REGISTER

No. OF ENTRY	THE DATE AT THE BEGINNING OF EACH ENTRY IS THE DATE ON WHICH THE ENTRY WAS MADE ON THIS REGISTER	APPLICATION No. AND OTHER REMARKS
1.	25 March 1931-CHARGE dated the 11th of March, 1931, registered on the 25th of March, 1931, to secure the moneys including the further advances therein mentioned.	11485/31
2.	PROPRIETOR-THE TEMPERANCE PERMANENT BUILDING SOCIETY, of 4, Ludgate Hill, E.C.4, registered on the 25th of March, 1931.	
3.	2 April 1931-CHARGE dated the 12th of March, 1931, registered on the 2nd of April, 1931, to secure the moneys therein mentioned.	12814/31
4.	PROPRIETOR-WILLIAM LANE of 64 and 66, Station Road, Willesden Junction, N.W.10, Surveyor, registered on the 2nd of April, 1931.	
5.	16 June 1933-Entries No.3,4 cancelled.	30354/33
	2 February 1934-Entries No.1,2 cancelled.	6295/34
7.	2 February 1934-CHARGE dated the 25th of January 1934 registered on the 2nd of February 1934 to secure the moneys therein mentioned.	6295/34 211-1944
8.	PROPRIETORS-DUCHESS OF KENT PERMANENT BUILDING SOCIETY of 46 Blandford Street, Baker Street, W.1, registered on the 2nd of February 1934.	

H.M. Land Registry.
Certificate Copy
of the
Filed Plan of Title No. P.80557
Scale 208 33 Feet to One Inch.




ORDNANCE SURVEY MIDDLESEX VI.16.

PARISH FINCHLEY

L. R. T. No. 1033.

NOTICE.

The last entered date below is the last date on which this land certificate was made to correspond with the register to which it relates. Vendors should supply this date to purchasers when furnishing them with a copy of the subsisting entries on the register pursuant to Section 110 of the Land Registration Act 1925, as it must be quoted to the Registry by them when applying for official searches in Form 94.

Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.
			

SEARCHES AND INSPECTION OF THE LAND.

This land certificate is the best possible evidence as to the entries in the register up to the date last above mentioned.

Personal inspection of register unnecessary.

1. It may be sent at any time to H.M. Land Registry, to be officially examined and (where necessary) made to correspond with the register without fee. A registered proprietor proposing to deal with the land is, therefore, in a position to afford conclusive evidence as to the entries in the register up to date.

2. To enable intending purchasers authorised by the registered proprietor to inspect the register to ascertain, without attendance at H.M. Land Registry, whether any adverse entry has been made in the register subsequent to the date when this land certificate was officially made to correspond with the register, a certificate of official search will be issued without fee on application therefor by post in form 94 to the Land Registration Rules 1930, (*obtainable through H.M. Stationery Office*) stating whether or not such an entry has been made in the register.

3. Under rule 1 of the Land Registration Rules 1930, as amended by rule 1 of the Land Registration Rules 1936, where a purchaser has applied for and obtained an official certificate of the result of search in Form 94, any entry which is made in the register after the date of the certificate and before an application is made for registration by the purchaser of the instrument effecting the purchase (and is not made pursuant to a priority notice or mortgage caution entered on the register before the certificate is issued) shall be postponed to the application by the purchaser, provided such application

- (a) is in order under the Act and Rules;
- (b) is delivered at the Registry before the office is opened or deemed to be opened on the fifteenth day after the date of such certificate;
- (c) is accompanied by such certificate which shall be retained in the Registry; and
- (d) affects the same land or charge as the postponed entry.

Land should be inspected.

4. Intending purchasers should inspect the land for the purpose of ascertaining its precise boundaries and whether there are any rights of way, light, drainage or other overriding interests to which it is subject. Enquiries should also be addressed to any persons in occupation of the land as to their rights to such occupation and as to whom rent (if any) is paid.

NOTES.

APPURTENANT RIGHTS AND PRIVILEGES.

Under rule 251 of the Land Registration Rules 1925, the registration of a person as proprietor of land vests in him together with the land, all buildings, erections, fixtures, commons, hedges, ditches, fences, ways, waters, water courses, liberties, privileges, easements, rights and advantages whatsoever, appertaining or reputed to appertain to the land, or any part thereof, or at the time of registration demised, occupied, or enjoyed therewith or reputed or known as part or parcel of or appurtenant to the land or any part thereof.

PERSONAL COVENANTS NOT RUNNING WITH THE LAND.

The obligation to perform such covenants (i.e., covenants other than covenants between a lessor and lessee to do something, such as to erect and maintain fences, to repair roads, to pay redemption annuities, etc.) does not pass to a purchaser of the land. They are not a burden on the land and in consequence are not entered in the Charges Register, except in cases where they are intermixed with restrictive covenants and it would on that account be inconvenient to omit them.

On a sale of registered land registered proprietors are well advised to satisfy themselves whether or not any such covenants have been entered into by or with them so that indemnity, or otherwise, may be taken in respect of such covenants as may be desired.

BOUNDARIES OF REGISTERED LAND.

Rule 278 of the Land Registration Rules 1925, provides as follows:—

1. Except in cases in which it is noted in the property register that the boundaries have been fixed the filed plan or general map shall be deemed to indicate the general boundaries only.
2. In such cases the exact line of the boundary will be left undetermined—as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the land registered includes the whole or any portion of an adjoining road or stream.

To ascertain the exact boundaries of land registered with general boundaries, the land should, therefore, be inspected and such enquiries as to, and perambulation of, boundaries made as may be necessary.

OVERRIDING INTERESTS.

The Register kept at H.M. Land Registry under the Land Registration Act, 1925, is guaranteed by the State and takes the place of the title deeds necessary in the case of unregistered land. It does not normally, therefore, show matters which are not usually disclosed in an abstract of title.

In addition to the charges and other matters set out in the Charges Register, registered land may (like unregistered land) be subject to:—

1. Such rights as may be ascertained by
 - (a) inspection of the land
e.g., rights of way, light, drainage and other easements;
 - (b) enquiry of the occupier
e.g., leases not exceeding 21 years granted at a rent without taking a fine.
2. Liabilities arising under Acts of Parliament
 - (a) affecting land generally
e.g., redemption annuities, land tax and other rates and taxes of a general character.
 - (b) affecting land in a particular district
e.g., in London, the Metropolis Management Act, the Building Acts, the Public Health Acts, &c.
 - (c) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a Government Department or a local authority
e.g., under the Town and Country Planning Acts, the Agriculture Act 1947, &c.
3. Local land charges, i.e., charges in favour of a local authority under an Act of Parliament and registered, under the Land Charges Act 1925, in the local registers kept by such local authority.

The list of overriding interests to which registered land may be subject contained in section 70 of the Land Registration Act, 1925, is as follows:—

- (1) All registered land shall, unless under the provisions of this Act the contrary is expressed on the register, be deemed to be subject to such of the following overriding interests as may be for the time being subsisting in reference thereto, and such interests shall not be treated as incumbrances within the meaning of this Act, (that is to say):—
 - (a) Rights of common, drainage rights, customary rights (until extinguished), public rights, profits à prendre, rights of sheepwalk, rights of way, watercourses, rights of water, and other easements not being equitable easements required to be protected by notice on the register;
 - (b) Liability to repair highways by reason of tenure, quit rents, crown rents, heriots, and other rents and charges (until extinguished) having their origin in tenure;
 - (c) Liability to repair the chancel of any church;
 - (d) Liability in respect of embankments, and sea and river walls;
 - (e) Land tax, payments in lieu of tithe, and charges or annuities payable for the redemption of tithe rentcharges;
 - (f) Subject to the provisions of this Act, rights acquired or in course of being acquired under the Limitation Acts;
 - (g) The rights of every person in actual occupation of the land or in receipt of the rents and profits thereof, save where enquiry is made of such person and the rights are not disclosed;
 - (h) In the case of a possessory, qualified, or good leasehold title, all estates, rights, interests, and powers excepted from the effect of registration;
 - (i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;
 - (j) Rights of fishing and sporting, seigniorial and manorial rights of all descriptions (until extinguished), and franchises;
 - (k) Leases for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;
 - (l) In respect of land registered before the commencement of this Act, rights to mines and minerals, and rights of entry, search, and user, and other rights and reservations incidental to or required for the purpose of giving full effect to the enjoyment of rights to mines and minerals or of property in mines or minerals, being rights which, where the title was first registered before the first day of January, eighteen hundred and ninety-eight, were created before that date, and where the title was first registered after the thirty-first day of December, eighteen hundred and ninety-seven, were created before the date of first registration;

Provided that, where it is proved to the satisfaction of the registrar that any land registered or about to be registered is exempt from land tax, or tithe rentcharge or payments in lieu of tithe, or from charges or annuities payable for the redemption of tithe rentcharge, the registrar may notify the fact on the register in the prescribed manner.
- (2) Where at the time of first registration any easement, right, privilege, or benefit created by an instrument and appearing on the title adversely affects the land, the registrar shall enter a note thereof on the register.
- (3) Where the existence of any overriding interest mentioned in this section is proved to the satisfaction of the registrar or admitted, he may (subject to any prescribed exceptions) enter notice of the same or of a claim thereto on the register, but no claim to an easement, right, or privilege not created by an instrument shall be noted against the title to the servient land if the proprietor of such land (after the prescribed notice is given to him) shows sufficient cause to the contrary.

The following overriding interests have been added to the list:—

- (1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so, (Land Registration Rules, 1925, rule 258).
- (2) Redemption annuities charged on land out of which extinguished tithe rentcharge formerly issued (Tithe Act, 1936, section 13(1)).
- (3) All rights and title conferred on the National Coal Board (Coal Act, 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).
- (4) Tenancies continued by section 2(4) of the Leasehold Property (Temporary Provisions) Act, 1951, as extended by the Landlord and Tenant Act, 1954.

LAND REGISTRATION ACTS
1925 AND 1936.

LAND CERTIFICATE

TITLE NUMBER £80557



NOTE

*So that this Certificate may readily
open bookwise it should not be
further folded.*

(344) W171419/200 4/35 30,000 JCB/SL4 Gp645/58

781.

The Occupants of Torrington Cottage and other houses in Lodge Lane

The following information is based on examination of the census records from 1841 to 1911. Not all of these returns include Finchley Lodge, which stood at the bottom of the lane, in what is now Gainsborough Road, so Finchley Lodge has not been included in what follows below.

Torrington Cottage having been built for Charles Jaques, it is fairly certain that he and his wife Harriett occupied it in the late 1920s until the 1841 census. The 1841 census return for Torrington Cottage is below:-

1841 Census:

HO 107 / 663 / 3					
Lodge Lane	1	Charles Jaques -	40	Finchley -	7
		Harriett J ^e	40		7
		Thos Collins	30	M J -	7
		Elizabeth Hunt	20	J L -	7
		Charlotte Bennett	25		7
		Henry Hood	30	John Binder	7
		Mary J ^e	20		7

1841 census for Torrington Cottage

Charles Jaques' occupation is stated as of independent means. He and his wife Harriett had two servants: Thomas Collins and Elizabeth Hunt. Henry and Mary Hood may have been Charles Jaques' in-laws: see the 1851 census below. We do not know who Charlotte Barnard was. (Note that ages on most 1841 census returns were rounded down for adults to the nearest multiple of 5).

Lodge Lane census analysis	1841
Households	28
Residents	149
Lodgers	12
Workers	50
Types of occupation	16

The census returns for the north side of Lodge Lane have been examined and to some extent analysed. Including Torrington Cottage, there were 28 households listed in the census, and 149 people were recorded on 6th June 1841. Of that population, 50 (or just over one third) were shown as having specific occupations, apart from those women who were 'housewives', a term which was not used in the census return.

Agricultural labourers (17) comprised just over 33% of this workforce of 50, which is not surprising, considering that most of the cottages were built as homes for agricultural labourers. Laundresses (7) comprised 14% of the workers, which was a common occupation, firstly for wives whose husbands could not earn enough by themselves to support their families, and secondly for widows who were sometimes obliged to take in washing as a source of income.

There were four carpenters in Lodge Lane, three smiths, three bakers and three general labourers, two bricklayers, two shoe makers, two gardeners and two servants (these latter to Charles Jaques). There was one coachman, one straw bonnet maker, one groom, one man who was some kind of binder, and Charles Jaques, whom today we would call a professional landlord.

Where families needed more income to survive, and had space available in their homes, they would take in paying lodgers. Unlike the later censuses, the 1841 census did not define the relationship of people in a household to each other specifically, so there is no precise way to know how many of the 149 people in Lodge Lane were lodgers. Having examined the 28 household records, and taken into account the surnames and ages of the residents, my estimate is that there were about 12 lodgers.

1851 Census:

162	Lodge Lane	Charles Jaques	Head	Mar	52	Proprietor of Houses	Widd & Selington
	Torrington Cottage	Harriett B	Wife	Mar	50		Do St Dunstons
		Mary Ann Hood	Niece		9	Scholar	Do Cliftonwell
		Eliza Cooper	Serv ^t		15	Gen ^l Serv.	Hosts Elstree

1851 census for Torrington Cottage

Charles Jaques described himself in 1851 as a proprietor of houses. Living with him was Mary Ann Hood, a niece, so we can presume that she was the daughter of the Henry and Mary Hood who were living there in 1841. Eliza Cooper was working for the family as a general servant.

This census included for the first time, a house in Lodge Lane called Finchley Villa, presumably a property built in the previous decade, and occupied by Charlotte Wood and her sister, both widows; Mrs Wood was described, like Charles Jaques, as a proprietor of houses.

Lodge Lane census analysis	1841	1851
Households	28	31
Residents	149	142
Lodgers	12	21
Workers	50	73
Types of occupation	16	19

A significant change from 1841 is the proportion of residents in work: just over half, as compared with one third a decade earlier.

Lodgers in this census were identified specifically for the first time, and seem to have almost doubled; there were 21, and two thirds of them were rail labourers. 13 of the 14 rail workers were lodgers, and only one was living with his wife and children.

One might at first think that Lodge Lane was a convenient place for rail labourers to live, because of the proximity of the railway line, about three hundred yards to the west, running from what is now Finchley Central to High Barnet. But this would be a mistake, for that railway line was not opened until 1872. The closest station to Lodge Lane would not arrive until 1867, and that would be at what is now known as Finchley Central, construction of which was sanctioned by an Act of Parliament in 1862. So where were these rail workers employed? Were they tram rail workers perhaps? No, for the first tram lines in London did not start operating until the 1860s.

The workers might have been employees of the London and North Western Railway, which functioned from 1846 until 1922, and operated what is now the West Coast Main Line from London Euston to Birmingham and beyond, but that would have meant their travelling quite a distance each day to the nearest part of that line. An alternative is that the workers were employed by the East & West India Docks & Birmingham Junction Railway, which in 1853 became known as the North London Railway; there were several lines, one connecting the north of London to the docks, and another which now forms part of the North London Line. The third alternative, and the one which I think is most likely, is that they worked for the Great Northern Railway, whose main line opened in 1850 and ran from London to Peterborough passing through what is now called New Barnet Station, which was one of the original stations on the line. Enough on the railway workers - let us now examine all the residents of Lodge Lane.

Including Torrington Cottage, there were 31 households (cf. 28 in 1841) listed in the census, and 142 people (cf. 149 in 1841) were recorded on 30th March 1851. Of that population, 73 (or just over 50%, a marked increase over 1841) were shown as having specific occupations.

Agricultural labourers (19) comprised 26% of this workforce of 73. The marked change over 1841 was the new occupation of railway labourers, of which there were 14 (19% of the workforce). Gardeners and bricklayers had both increased from two to six each, or just over 8%. Laundresses had reduced in number from seven to five.

There were still four carpenters in Lodge Lane, but the smiths had departed, or were not recorded. There were two bakers, charwomen, dressmakers, horse-keepers, landlords and servants. And there were a single carrier, chimney sweep, greengrocer, ironer, road labourer, schoolteacher and shoemaker.

The schoolteacher was Susannah Jones, aged 24, who described herself as an Infant School Governess; she was from Bristol, her address was recorded as Lodge Lane Infant School, and she was the only person listed as resident in the building. Exactly where this school was located in the Lane is not clear, but in the census it was between No. 9 (occupied by Mr. & Mrs. Butler), and No. 11 (occupied by the Greening family and their lodgers). The house numbering is not thought to correspond to today's numbering. (The school was not on the site of the present much larger school in Percy Road).

This small infant school was established in Lodge Lane by the 1830s, and was run by T.C. Newman; it was in due course superseded by North Finchley Congregational Schools. In 1869 the old Lodge Lane school building owned by Mrs. Newman was opened as a mixed school known as Christ Church National School, supported by voluntary contributions, and was also used as a Sunday School. Six years later, in 1875, the Lodge Lane school was seemingly closed as a school, and replaced by a much larger school for 225 children of all ages built in Stanhope Road. *[The information in this paragraph is based on texts in volume 6 of A History of the County of Middlesex (1980)].*

1861 Census;

145 Torrington Cottage /	Charles Jaques	Head	Mar ^d	63	Householder	Middlesex - St. Martin
	Harriett Jaques	Wife	Mar ^d	62		City of London
R.G. 9/789	Mary Ann Hood	Niece	Mar ^d	19		Do Do
	Jane Jones	Servant	Mar ^d	17	House Servant	Middlesex - St. Martin
	Joseph Archer	Servant	Mar ^d	15	Groom & Stable Boy	Do - Harrow

1861 census for Torrington Cottage

Charles and Harriett Jaques's niece Mary Ann Hood was still living with them in 1861. Jane Jones was their house servant, and Joseph Archer was employed as groom and stable boy, our first indication that the shop was actually used in its early decades as a stable.

Lodge Lane census analysis	1841	1851	1861
Households	28	31	27
Residents	149	142	125
Lodgers	12	21	7
Workers	50	73	65
Types of occupation	16	19	28

The proportion of residents in work was the same as in 1851, at just over half.

By 1861 all the railway workers had gone from Lodge Lane, and probably were working on another rail line elsewhere, for railway construction was still in progress in many parts of the country.

Agricultural labourer was still the most common occupation, although the number of such workers had decreased from 19 in 1851 to 12 in 1861, down from 26% to just over 18% of the workforce.

Laundresses had increased from 5 to 8, possibly as a result of the loss of income from the lodgers who had left, of which there were only 7, compared with 21 a decade earlier. Gardeners had also increased, from 6 to 8. The building industry it seems was becoming steadily more active; from 2 bricklayers in 1841, and 6 in 1851, there were now 7.

No other occupations had any significant number of workers - all were numbered in ones and twos. There were two bakers, carpenters, road labourers, servants, and shoemakers. And there were a single artificial flower maker, carman, carrier, carter, charwoman, coachman, coal dealer, dressmaker/milliner, field stone picker, florist, groom, landlord, milk boy, painter, plasterer, stone mason, teacher and wheelwright.

The teacher resident in the Lane in 1851 had moved, and the resident (infant) school teacher was then Miss Sophia Hawkins, aged 21.

1871:

157	Lodge Lane	1	Charles Jaques	Head	Mar	76	House owner	Do, Salisbury
R.G.	10	1334	Harriet Jaques	Wife	Mar	74		Widow, City of London
			Alfred Baker	Infant		8		Do, Salisbury
			Isabella Simmons	Visitor	Un	51	Domestic servant	Widow, Hadley
			Edith, Valerie	Serv		13	Domestic servant	Widow, London

1871 census for Torrington Cottage

Charles Jaques described himself in 1871 as a house owner, and presumably, aged 76, he was then retired, although he must still have been receiving rents from his many properties.

Lodge Lane census analysis	1841	1851	1861	1871
Households	28	31	27	38
Residents	149	142	125	184
Lodgers	12	21	7	26
Workers	50	73	65	92
Types of occupation	16	19	28	29

During the 1860s, more houses were built in Lodge Lane, which accounts for the increase in the number of households, and hence the over 40% increase in the numbers of residents and workers.

The railway workers had returned, and in larger numbers than in 1851. What is now Finchley Central station had opened in 1867, and the extension of the line from that station up to High Barnet was still in progress in 1871, and it was opened a year later in 1872. The railway men were not just construction workers, but seem to have included a few permanent staff as well. There were 24 men engaged on the railway, including a railway foreman, his assistant and an engine stoker.

The number of lodgers had increased considerably, from 7 to 26, of whom 14 were railway workers; so railway workers were no longer just temporary lodgers – 10 of them were resident with their families in the Lane.

There had apparently been another large reduction in the number of agricultural labourers. From 19 in 1851 and 12 in 1861, there was now only a single worker described as such. However there were 8 men described simply as ‘labourers’; it may be that some of these were working on farms.

Laundresses and one laundryman numbered 12, compared with 8 in 1851, an increase roughly in proportion to the increased total number of workers in the Lane. Gardeners had increased from 8 to 9.

There were 6 bricklayers, 4 carpenters and 3 servants. All the remaining occupations were numbered in ones and twos. There were two dressmakers, grooms, plasterers, and shoemakers. And there were a single accounts clerk, attendant at Colney Hatch, charwoman, excavator, farm labourer, florist, grower, hurdle maker, ironmonger’s labourer, landlord, milliner, needlewoman, post office telegraph messenger, road labourer, stone mason, tailor, teacher, and one unemployed worker.

The schoolteacher was Mrs. Elizabeth Cross, who worked at Lodge Lane’s Christ Church National School, which opened in 1867 (see notes on the 1851 census above).

1881:

RG 11/1372	1	Mary Heard	Head	49	Occupier	Staffordshire
268 Torrington Cottage		Nath C Bendall	Boarder	27	Member London Stock Exchange	Lincolnshire

1881 census for Torrington Cottage

Charles Jaques had died in 1877, and the administrators of his estate had rented out the cottage in 1881, to a widow, one Mary Heard, 49, described simply as the Occupier, who had taken in a boarder Nathaniel C. Bendall, 27, a Member of the London Stock Exchange. Perhaps Mrs. Heard was able to charge a substantial rent to Mr. Bendall.

Lodge Lane census analysis	1841	1851	1861	1871	1881
Households	28	31	27	38	
Residents	149	142	125	184	
Lodgers	12	21	7	26	
Workers	50	73	65	92	
Types of occupation	16	19	28	29	

[The above texts and analyses, I wrote and carried out in 2013-2014. I did not deal with the census returns for 1881, 1891, 1901 and 1911. I remember that it was becoming more difficult and time consuming to compare the later census returns with the earlier ones, and to analyse them. I was severely pressed for time, and postponed dealing with them, indefinitely. My life in the world of music was taking over, and continued to take up a huge percentage of my time. Now, in 2021, I have decided to publish this small book, hoping that at some point in the future, someone may take up the challenge of dealing with the later census returns, and will extend this book into a second edition].

1891:

11	1056	Edwin Kimpton	Head	M	40	Oak & Deal Fencer		X	Midhurst
		Caroline - do	Wife	M	38	Laundress		X	do
		Edwin - do	Son	S	12	Oak & Deal Fencer		X	do
		Arthur - do	Grandson	S	11	Scholar			do
		George Mathews	Boarder	S	28	Gardener		X	Newport

1891 census for Torrington Cottage

In 1891, the house was occupied by a single family, the Kimptons (sometimes incorrectly interpreted as Kniptons): Edwin, an oak and deal fencer, and his wife Caroline, their son George who worked with his father, their schoolboy grandson Arthur Kimpton, and a boarder, George Mathews, a gardener.

1901:

114	1233	Eliza Copps	Head	S	53	Retired Laundress			Midhurst
115		Arthur Kimpton	Head	M	21	Bricklayer's Labourer			North Finsley
		Mary A	Wife	M	21	Laundress			Midhurst
		Arthur H	Son	S	1				North Finsley

1901 census for Torrington Cottage

We see some continuity in renting in 1901, for Arthur Kimpton, who was the grandson in the house in 1891, was the head of one of the two households in the cottage, the first being Eliza Copps, a retired laundress. Arthur was a bricklayer's labourer aged 21, residing with his wife Mary, a laundress, also 21, and their son Arthur, aged 1.

1911:

In 1911 a separate return was filled out and signed by the head of each household, instead of the details being recorded by an enumerator. We find two families renting at this time:

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

Number of Schedule 64
(To be filled up by the Enumerator after collection.)

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	
1. William Lawrence	Head	34	—	Married	15	4	3	1	Chauffeur (Domestic)	477	—	Worker	—	Portsmouth, Ridge	310	—
2. Augusta Lawrence	Wife	36	—	Married	15	4	3	1	Handmaid	907	—	General Home	—	Middlesex Finchley	—	—
3. William Lawrence	Son	14	—	—	—	—	—	—	Carpenter's apprentice	210	—	Worker	—	Middlesex Finchley	—	—
4. George Lawrence	Son	12	—	—	—	—	—	—	School	390	—	—	—	Middlesex Finchley	—	—
5. Edward Lawrence	Son	9	—	—	—	—	—	—	School	—	—	—	—	Middlesex Finchley	—	—

I certify that—
(1) All the ages on this Schedule are entered in the proper sex column.
(2) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons.
(3) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.

Initials of Enumerator W

Total:
Males 4 Females 1 Persons 5

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.

45

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature William Lawrence

Postal Address Torrington Cottage Finchley

1911 census for Torrington Cottage

Above is the Lawrence family, William, his wife Susanna Augusta, (my grandparents) and their three sons William, George and Edward. The two sons, William and George, are the two referred to earlier, who bought and registered Torrington Cottage in 1931. The house remained in the family's possession until 2002.

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

Number of Schedule 65
(To be filled up by the Enumerator after collection.)

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	
1. Alwyne Curzon	Head	30	—	Married	—	1	1	—	Coachman (Domestic)	476	—	—	—	Derbys (Derby)	211	—
2. Edith Curzon	Wife	29	—	Married	2	1	1	—	—	—	—	—	Kent (Belvedere)	090	—	
3. Frank Curzon	Son	9 months	—	—	—	—	—	—	—	—	—	—	London (North Finchley)	—	—	

I certify that—
(1) All the ages on this Schedule are entered in the proper sex column.
(2) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons.
(3) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.

Initials of Enumerator W

Total:
Males 2 Females 1 Persons 3

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.

Two

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature Alwyne Curzon

Postal Address Torrington Cottage, Lodge Lane, North Finchley

Above is the second census return for Torrington Cottage. The Curzon family occupied part of the house: Alwyne, a coachman (later a groom), his wife Edith, and their young son Frank.

We do not know exactly when the Curzon family moved out, but they had left by the end of 1916, for their second child Ralph was then born, when the family was living at 4 Frederick's Place, North Finchley. So there were eight occupants of the house in 1911 and nine by 1912 when my mother was born, unless the Curzons had by then already left.

My uncle Bill had left Torrington Cottage by about 1923, and his brother George by 1929, after they both got married.

Their brother Edward (known as John), left in 1936 to work in The Gold Coast, having for a few years in the 1920s worked with his brother George in Kenya. On and off throughout the period from 1905 until he bought a home in the UK in 1961, Torrington Cottage was also John's home, (and after his marriage in 1941, also that of his wife), whenever he came home on leave from working abroad in The Gold Coast or when they both came home from working in Kuwait.

So from 1937 to 1940 Torrington Cottage was occupied by four people: my mother and father, and my mother's parents, William and Susanna Lawrence.

In 1940 I appeared on the scene, and my father joined the Royal Marines, serving for much of the time abroad during the war, and was back only for short periods when granted home leave. My brother arrived in 1943. For some periods during the war, the house was occupied only by my grandparents, when my mother, my brother and I were evacuated to safer places in the countryside with relatives.

From 1945, there were the six of us living in the house, until my grandfather Lawrence died in 1950. My grandmother Lawrence died in 1955, reducing us to a family of four. In 1966 my brother and I both married and left home, so leaving only my father and mother in the house until my mother's death in 1998. So my father was then the sole occupier for most of the time until he died in 2002; I stayed with him for a short period, around 1999, when I was working in London.

The house was then sold in 2002 to the new owners, who undertook some renovations, alterations and restoration, as previously described.

Notable Lodge Lane people

To quote from the Wikipedia articles about North Finchley and about John Parr (British Army soldier): “By 1839, North Finchley had at least five retail outlets including a blacksmith called Elizabeth Humphreys. These were on Lodge Lane rather than on the High Road. Incidentally, Lodge Lane was the home of Private John Parr, the first British [Army] soldier to be killed [in action] in World War 1. ... On the 100th anniversary of Parr's death, a memorial paving stone was laid in the pavement outside his home at 52 Lodge Lane.” This can be seen in the photo below.



Sir David John White OBE, (see also Wikipedia) famously known as the film and TV actor David Jason, lived in a small terraced house in the 1940s & 50s, on the south east side of Lodge Lane. The row of houses was bulldozed for the creation of the municipal car park (photo below, right corner) in the early 1970s.

The properties in Lodge Lane, saved from demolition: from Torrington Cottage in the top left corner, down to. No.25 in the bottom right corner



David Pentecost, January 2014, & June 2021
Resident of Torrington Cottage, from 1940 to 1965, and a short period in 1999

THE HISTORY OF TORRINGTON COTTAGE, FINCHLEY
AND SOME NEIGHBOURING PROPERTIES IN LODGE LANE

MY FAMILY'S HOME

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